Karen Johnson Davidson County
Batch# 928128 DEEDWARR
10/11/2022 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $2,331.00
20221011-0111629

WARRANTY DEED

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-03-2025

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$630,000.00**

Clare Elise Gargaro
Affiant

Subscribed and sworn to before me, this the 7th day of October, 2022.

Notary Public

My commission expires: 9/8/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Clare Elise Gargaro	Movement Mortgage, LLC	**Map 081-08-4B Parcel 008.00co**
710 Buchanan Street #14	8024 Calvin Hall Road	
Nashville, TN 37208	Indian Land, SC 29707	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Stephen Bohlen, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Clare Elise Gargaro, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 8, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions, and Restrictions for Salemtown Cottages, a Horizontal Property Regime with Private Elements, which is a planned unit development, as shown of record in Instrument No. 20130930-0102050, as amended by First Amendment to Declaration of Covenants, Conditions and Restrictions for Salemtown Cottages and By-laws of Salemtown Cottages Homeowner's Association, Inc., of record as Instrument No. 20140509-0040031, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Stephen Bohlen by Warranty Deed dated November 3, 2015 from HR Properties of Tennessee, a Tennessee general partnership, of record in Instrument No. 20151103-0112189, Register's Office for Davidson County, Tennessee.

The property conveyed herein is not the place of residence of the Grantor's spouse.

Conveyance of the above described property is subject to the following: 1) The Plan of record as shown on Exhibit "B" of the Declarations of Covenants, Conditions & Restrictions of record in Instrument No. 20130930-0102050, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) All matters as shown on the Map of the North Nashville Real Estate Company's Plan of Lots of record in Plat Book 21, Page 105, in the Register's Office for Williamson County, Tennessee. 3) Terms and conditions of the easements as contained in the Warranty Deed to the State of Tennessee of record in Deed Book 4130, Page 170, in Register's Office for Davidson County, Tennessee. 4) Terms and conditions of the easement as contained in the Warranty Deed to the Tennessee Department of Transportation in Instrument No. 20060912-0112604, in Register's Office for Davidson County, Tennessee. 5) Easement for slope purposes as contained in the Warranty Deed to the State of Tennessee of record in Deed Book 4127, Page 397, in the Register's Office for Davidson County, Tennessee. 6) Terms and conditions of easement contained in the Warranty Deed to the Tennessee Department of Transportation in Instrument No. 20070102-0000128, in the Register's Office for Davidson County, Tennessee. 7) Terms and conditions of the easements as contained in the Warranty Deed to the State of Tennessee of record in Deed Book 4122, Page 106, in Register's Office for Davidson County, Tennessee. 8) Terms and conditions of the easement as contained in the Warranty Deed to the Tennessee Department of Transportation in Instrument No. 20060329-0035799, in the Register's Office for Davidson County, Tennessee. 9) Terms and conditions of the easements as contained in the Consent Judgment to the State of Tennessee of record in Deed Book 4149, Page 459, in Register's Office for Davidson County, Tennessee. 10) Terms and conditions of the easement as contained in the Warranty Deed to the Tennessee Department of Transportation in Instrument No. 20060405-0039126, in the Register's Office for Davidson County, Tennessee. 11) Terms and conditions of the easements as contained in the Warranty Deed to the State of Tennessee of record in Deed Book 4117, Page 233, in the Register's Office for Davidson County, Tennessee. 12) Terms and conditions of the easement as contained in the Warranty Deed to the Tennessee Department of Transportation in Instrument No. 20051214-0149957, in the Register's Office for Davidson County, Tennessee. 13) Terms

and conditions of the easement as contained in the Warranty Deed to the Tennessee Department of Transportation in Instrument No. 20060213-0017453, in Register's Office for Davidson County, Tennessee. 14) Storm water Maintenance Agreement of record in Instrument No. 20140424-0034431, Register's Office for Davidson County, Tennessee. 15) Declarations of Covenants, Conditions and Restrictions for Salemtown Cottages and By-laws of Salemtown Cottages Homeowner's Association, Inc., of record in Instrument No. 20130930-0102050, as amended at Instrument No. 20140509-0040031, Register's Office for Davidson County, Tennessee. 16) Matters shown on Plat of record in Instrument No. 20140701-0057888, Register's Office for Davidson County, Tennessee. 17) Rights of others in and to the common elements. 18) Lack of access to a controlled access highway, Interstate 65.19) Rights of the public in and to ingress to the alley as bounds said property. 20) Charter of Salemtown Cottages Homeowners' Association, Inc., of record in Instrument No 20130930-0102049, said Register's Office. 21) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **710 Buchanan Street #14, Nashville, TN 37208**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **7th** day of **October, 2022.**

Stephen Bohlen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Stephen Bohlen,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **7th** day of **October, 2022.**

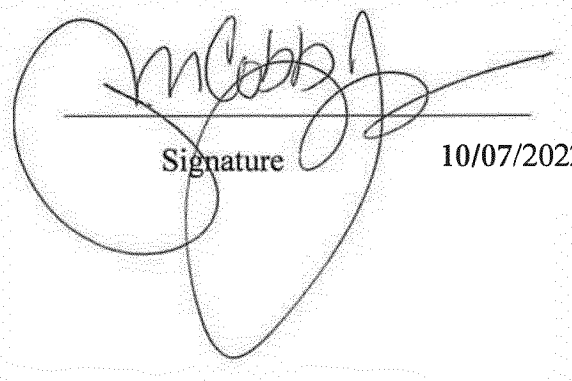
Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **October** 7, 2022.



Signature 10/07/2022

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 7th day of October, 2022.



Notary's Signature

My Commission Expires: 9-8-2025

